

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	15/10/26	Manager:	LH	Date: 16/10/26

Application Ref:	3/2026/0709	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/12/23	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	Non material amendment to application 3/2023/1004 (as varied under application 3/2024/0668) involving proposed raising of the eaves and ridge height to match the recently approved development adjacent at Hunters Gate.
Site Address/Location:	The Hawthorns, West Bradford Road, Waddington, BB7 3JE.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:
National Planning Practice Guidance: Flexible options for planning permissions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment: Consent is sought for a non-material amendment to application 3/2023/1004 (as varied under application 3/2024/0668) which granted consent for the construction of a replacement two-storey dwelling and single-storey annex. The purpose of the application is to seek the Council's opinion as to whether the changes to the previously approved development are sufficiently material in their nature and in the context of the approved development so as to require a new planning permission. Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought. In this instance, the proposal seeks an increase in height to the eaves and ridge level of the approved replacement dwelling. Comparative analysis between the approved development and proposed amendment shows that the relative increases in height sought to the dwelling's eaves and ridge level would be 0.5m and 0.65 metres respectively. This increase would not materially affect the external appearance or massing of the building or result in changes to neighbour impacts.

The revised street scene drawing provided in support of the application shows that the revised roof ridge line of the replacement dwelling would not result in any discernible change to the roofscape arrangement shared between the application property and adjacent neighbouring properties of No. 1 and No. 2 Greenfern, Hunters Gate and Healings Farm.

No other changes are proposed to the development as originally approved.

Taking account of the above, the proposed amendments sought are considered to fall within the realm of a non-material change in as much that the proposed amendments sought would not amount to a change with respect to design or external appearance that would be materially different to that of the original consent. Furthermore, it is not considered that the proposed amendments would conflict with any of the Council's Development Management Policies or conditions relating to the original planning permission granted, nor is it considered that the proposed amendments would exacerbate any concerns which were raised by any third parties at the original planning application stage.

As such, it is considered that the proposed amendments would in this case constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

Observations/Assessment/Conclusion:

The non-material amendment should be granted.

RECOMMENDATION:

Approve non-material amendment.